

**KULA NANI ESTATES
HOMEOWNERS ASSOCIATION**

ESCROW DOCUMENTS LIST and FEES FOR SELLERS/BUYERS

- | | (x) |
|---|-------|
| 1. Approved Minutes of last three (3) Board of Directors Meetings | _____ |
| 2. Approved Minutes of last Annual Meeting | _____ |
| 3. Articles of Incorporation/Association and Amendments | _____ |
| 4. By-Laws and Amendments | _____ |
| 5. CCRs (Pheasant Book) | _____ |
| 6. Current Financial Statement | _____ |
| 7. Current and/or Proposed Budget | _____ |
| 8. Insurance Summary and/or Insurance Policies | _____ |
| 9. Reserve Study | _____ |
| 10. Transfer Fee: \$500 (to be paid by buyer) | _____ |
| 11. Water meter to be read at close of escrow for pro-rating | _____ |
| 12. Association maintenance and reserve fees for pro-rating | _____ |